048.0	0005	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,058,900 / 1,058,900
					USE VALUE:	1,058,900 / 1,058,900
					ASSESSED:	1,058,900 / 1,058,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSAROUHAS MARKELLOS E
Owner 2:	
Owner 3:	
Street 1:	95 THORNBERRY RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	TSAROUHAS EMANUEL--ETAL -
Owner 2:	TSAROUHAS MARIA -
Street 1:	22 HAYES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,715 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3332 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6715.000	558,400	3,300	497,200	1,058,900
Total Card	0.154	558,400	3,300	497,200	1,058,900
Total Parcel	0.154	558,400	3,300	497,200	1,058,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.84 | /Parcel: 317.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	34215
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4081!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	558,500	3300	6,715.	497,200	1,059,000	1,059,000	Year End Roll	12/18/2019
2019	105	FV	428,900	6300	6,715.	528,200	963,400	963,400	Year End Roll	1/3/2019
2018	105	FV	428,900	6300	6,715.	385,300	820,500	820,500	Year End Roll	12/20/2017
2017	105	FV	403,000	6300	6,715.	335,600	744,900	744,900	Year End Roll	1/3/2017
2016	105	FV	403,000	6300	6,715.	285,900	695,200	695,200	Year End	1/4/2016
2015	105	FV	360,500	6300	6,715.	279,700	646,500	646,500	Year End Roll	12/11/2014
2014	105	FV	360,500	6300	6,715.	229,900	596,700	596,700	Year End Roll	12/16/2013
2013	105	FV	374,600	6300	6,715.	218,800	599,700	599,700		12/13/2012

PRINT

Date	Time
12/10/20	19:09:51

LAST REV

Date	Time
07/27/20	13:07:46
mmcmakin	
4081	

USER DEFINED

Prior Id # 1:	34215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAROUHAS EMANU	1488-65		4/22/2016	Convenience	1	No	No		Also Bk 67130 Pg 466. Emmanuel Tsarouhas d.o.
	1061-19		8/1/1989		287,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	Mail Update	MM	Mary M
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/17/2009	Entry Denied	372	PATRIOT
3/8/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6715		Sq. Ft.	Site		0	80.	0.93	1									497,162						497,200	

Total AC/HA: 0.15416 | Total SF/SM: 6715 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 497,162 | Spl Credit | Total: 497,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96517336
Const Adj.:	0.98990101
Adj $ / SQ:	162.422
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758742
Depreciation:	200308
Depreciated Total:	558434

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	5	1	
Totals			
3	15	5	

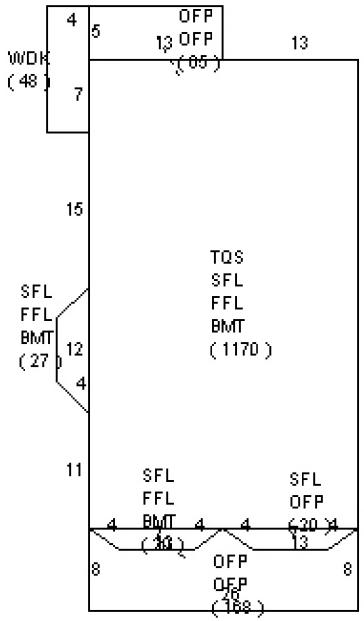
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	162.42
Special Features:	0	Val/Su Net:	109.86
Final Total:	558400	Val/Su SzAd	167.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,237	162.420	200,917
BMT	Basement	1,217	48.730	59,300
FFL	First Floor	1,217	162.420	197,668
TQS	3/4 Story	878	162.420	142,526
OFP	Open Porch	486	19.690	9,571
WDK	Deck	48	15.840	760

Net Sketched Area: 5,083 | Total: 610,742

Size Ad | 3331.5 | Gross Are | 5375 | FinArea | 3332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1915	27.63	T	40	105			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300